

# **FOR SALE: 123 Valley Rd. Katonah, NY**

## **12 Unit Income Producing Multi Family Property**



**Walk to the Metro North Train Station & Downtown Katonah**  
**100% Occupied Free Market Apartments + 4 Buildings + Onsite Parking**



## PROPERTY FEATURES

TOTAL UNITS & BUILDINGS	<b>12 Units &amp; 4 Buildings</b>
BUILDING #1 – Units A, B, C, D	<b>4 Units, 1 Bedroom, 1 Bath, Approx. 790 SF each</b>
BUILDING #2 – Units E, F, G, H	<b>4 Units, 1 Bedroom, 1 Bath, Approx. 790 SF each</b>
BUILDING #3 – Units J, K	<b>2 Units, 1 Bedroom, 1 Bath, Approx. 710 SF each</b>
BUILDING #4 – Units L, M	<b>2 Units, 1 Bedroom, 1 Bath, Approx. 750 SF each</b>
4 BUILDING TOTAL SF +/-	<b>9,240</b>
LAND SF +/-	<b>55,000</b>
ONSITE PARKING	<b>Excellent - Each tenant has a parking spot</b>
NOTES	<b>Walk to the Metro North Train Station &amp; downtown Katonah for shopping / restaurants, easy access to I-684 &amp; Saw Mill River Pkwy, onsite laundry</b>

## FOR SALE

**ASKING SALE PRICE: \$3,150,000**

## ACTUAL ANNUAL INCOME – FREE MARKET

Apt. "A": \$1,800 per month, Lease Exp. Date 9/30/23  
Apt. "B": \$1,680 per month, Lease Exp. Date 6/30/24  
Apt. "C": \$1,640 per month, Lease Exp. Date 8/31/23  
Apt. "D": \$1,600 per month, Lease Exp. Date 6/30/24  
Apt. "E": \$1,900 per month, Lease Exp. Date 12/31/23  
Apt. "F": \$1,900 per month, Lease Exp. Date 10/30/23  
Apt. "G": \$1,840 per month, Lease Exp. Date 2/28/23  
Apt. "H": \$1,640 per month, Lease Exp. Date 11/30/23  
Apt. "J": \$1,830 per month, Lease Exp. Date 5/15/23  
Apt. "K": \$1,500 per month, Lease Exp. Date 6/30/23  
Apt. "L": \$1,875 per month, Lease Exp. Date 4/1/24  
Apt. "M": \$1,725 per month, Lease Exp. Date 6/30/23

**TOTAL MONTHLY: \$20,930 / TOTAL ANNUAL: \$251,160**

## ACTUAL 2022 ANNUAL EXPENSES

Oil: \$20,386 / Insurance: \$11,730 / Property Taxes: \$33,823 / Electric: \$1,529  
Up Keep Land, Snow, etc.: \$4,150 / Sanitation, Garbage: \$4,392  
Water: \$2,038 / Repair: \$1,724 / Fees & License: \$1,098

**TOTAL ANNUAL: \$80,870**

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**\$251,160 - \$80,870 = \$170,290**

**Exclusively Marketed By:**

**Frank Rao & Michael Rao  
New York Commercial Realty Group LLC  
(914) 287-6410**

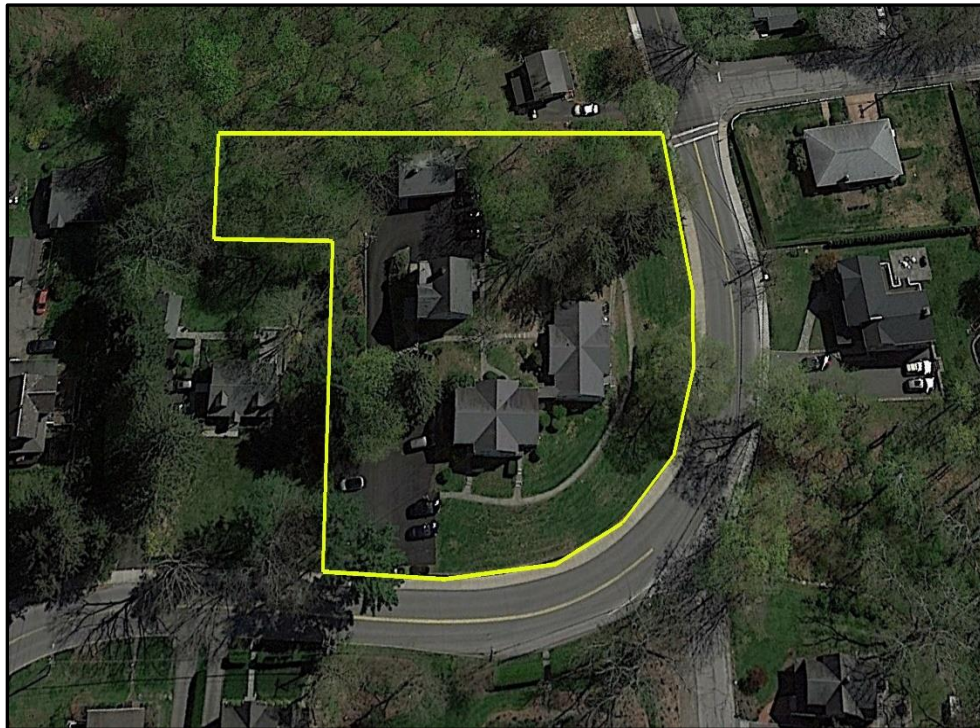
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# AERIAL VIEW







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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.**